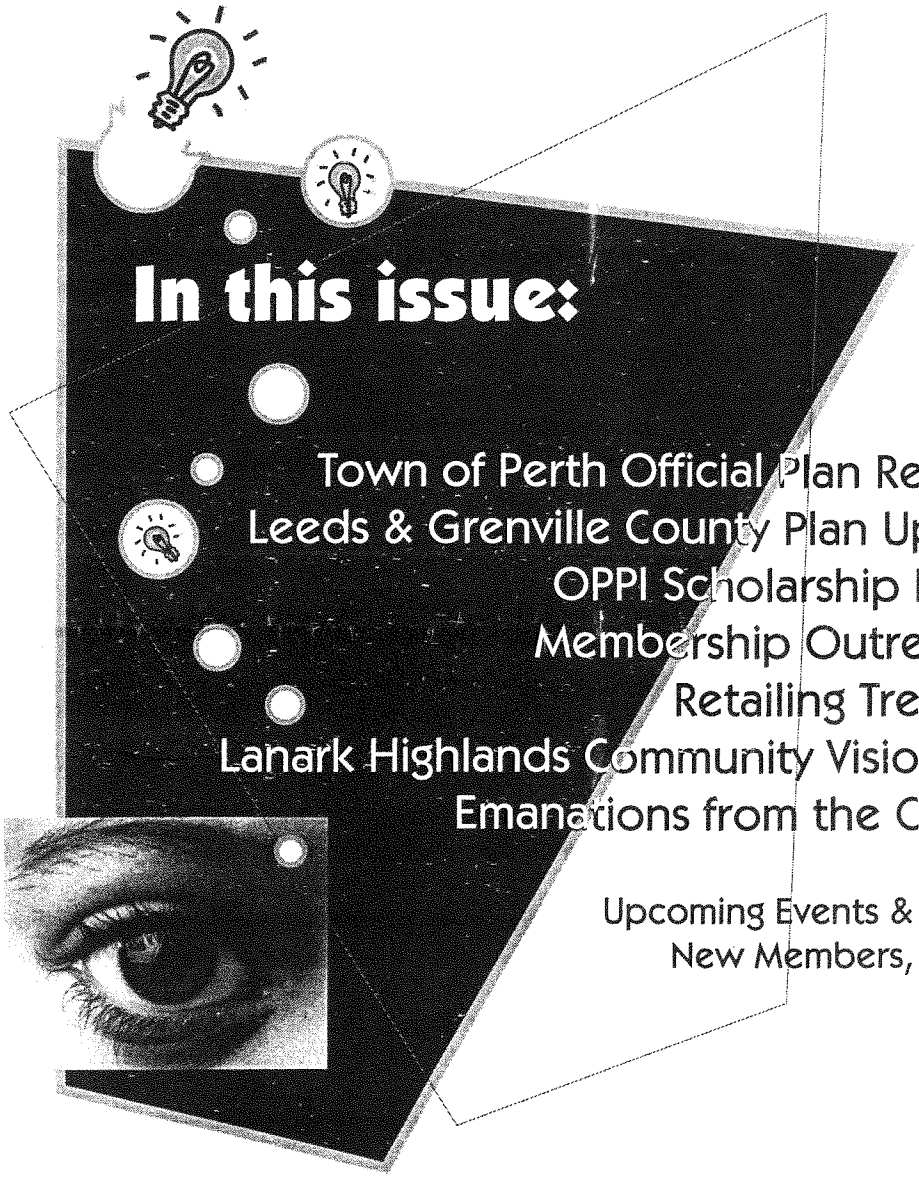
Vibrations

CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES

Eastern District, Ontario Professional Planners Institute
Région de l'Est de l'Institute des Planificateurs de l'Ontario

Summer 1999 Volume 23, No. 2



In this issue:

Town of Perth Official Plan Review *by Mark Jensen*
Leeds & Grenville County Plan Update *by Sandy Hay*
OPPI Scholarship Fund *by Don Maciver*
Membership Outreach *by Nigel Brereton*
Retailing Trends *by Allison Christie*
Lanark Highlands Community Visioning *by Larry Spencer*
Emanations from the Chair *by Dennis Jacobs*

Upcoming Events & Important Dates
New Members, People & Places

Vibrations

Vibrations is a quarterly publication of the Eastern Ontario District (EOD) of the Ontario Professional Planners Institute (OPPI) and is distributed free to all EOD members. Subscriptions are available at $10 per year (4 issues) for non-members.

Vibrations is published quarterly. The following are the deadlines for submission of articles.

Issue	Deadline
Fall '99	15 Sep '99
Winter '99	15 Nov '99
Spring '00	15 Mar '00

Opinions expressed in the articles are those of the authors and not necessarily those of EOD, OPPI or the Editors.

Editor
Larry Spencer
46 Hopewell Avenue
Ottawa, Ontario K1S 2Y8
Phone: 730-2360
Fax: 730-1353
e-mail: spenco@netcom.ca

Assistant Editor
Mike Michaud
Development Department
City of Gloucester
1595 Telesat Court
P.O. Box 8333
Gloucester, Ontario K1G 3V5

Publications Committee
Barb McMullen (Chair)
e-mail: bmcmullen @netcom.ca
Greg Winters
Mark Boileau
Vance Bedore
Brenda Burjaw (Queen's 2nd year)
David Luchuck (Queen's 1st year)

The "Boulder" *by Steven Boyle*

The actual name of the proposed art work is "Nature and Culture: A Work in Progress" but the public might come to call it "The Boulder". It is the proposed monument to honour urban planners of the National Capital that is intended to be installed near the Ottawa entrance to the Alexandra Bridge. The $125,000 monument was designed by Vancouver artist-architects Jacqueline Metz and Nancy Chew. The National Capital Commission hopes to launch a fund raising campaign timed such that the monument's installation can be completed by the year 2000.

The monument, intended to honour such persons as Frederick Todd, Noulan Couchon, Herbert Holt and Jacques Gréber, will consist of a 1.8 metre high boulder split in two with one half being granite and the other being bronze. An etching of a topographic map of the region will be on the granite side and the bronze section will have a reproduction of the 1949 Gréber Plan for the development of the Capital. A telescope and various inscriptions will also be part of the monument.

Urban planning in Ottawa does have a long history with the year 1999 being the centenary of the predecessor of the NCC, the former Ottawa Improvement Commission. Attendees at a recent Urban Forum lecture on the "Ottawa X-Files" learned of this aspect of our planning history in the presentation by Queen's University professor David Gordon. Also, the NCC has an ongoing exhibit on the second floor of the Capital InfoCentre at 90 Wellington Street in Ottawa that interestingly displays the changing face of the Ottawa-Hull area over the many decades of this century.

E-Mail Data Base

A database of Eastern District members and their e-mail addresses is being compiled in an effort to gradually move toward an all-electronic format for event notification. For those of you have not sent your e-mail address to Leeann McGovern (Programs), this is a reminder to please do so as soon as possible by faxing the following short form to Leeann at (613) 730-1136, or simply e-mail the information to her directly at <fotenn@cyberus.ca>.

Name: _____
Employer: _____
Daytime phone number: _____
Fax number: _____
E-mail address: _____

Township of Lanark Highlands and Health Centre Join to Build a Healthier Community

by Larry Spencer

The Township of Lanark Highlands and the North Lanark County Community Health Centre have jointly embarked on a project to build a vibrant, healthier community in north Lanark County. The challenges in undertaking this task are significant but are seen as being outweighed by the potential benefits.

"Its probably the most important thing we will do as a Council this term", said Lanark Highland's Reeve Larry McDermott. Wanda MacDonald, the Health Centre's Executive Director, echoed this thought with her comment that their partnership with the Township will be beneficial for the Centre because it will result in a better understanding of the community – both its strengths and its weaknesses. This will help the Centre better serve its clients. "Just as important", she said, "we will know what each of us – the Township and the Health Centre – should be doing as organizations to support the community's vision of itself and what it wants to become."

The Health Centre, located in the Village of Lanark, provides primary health care, and health promotion programs and services to the residents of north Lanark County. Its primary service area includes a large part of the Township of Lanark Highlands, and the area of the former Townships of Drummond and Bathurst, north of Highway 7. This area stretches from Middleville in the northeast, Flower Station in the northwest to just short of the Town of Perth in the south.

The Township of Lanark Highlands is a new municipality created in 1997 through the amalgamation of the Village of Lanark and the Townships of Darling, Lanark, Lavant, Dalhousie and North Sherbrooke. The services it provides include, as examples, the maintenance and operation of an extensive network of roads, fire protection, recreation facilities, planning and development control, and waste management and recycling.

Within the widespread area, the Health Centre and the Township, serve nearly 11,000 people most of whom live in its southern half. This is the permanent population. The share of this population represented by the Township of Lanark Highlands is just over 40%. Each year an estimated, additional 5,000 to 6,000 people live part time in the area's 1,770 cottages, bringing the total to more than 16,000 seasonal and permanent residents.

Large pockets of the area do not have electricity and getting to some parts of the municipality is best accomplished by approaching the intended destination through adjacent townships. Of the 500 kilometres of roads that are the responsibility of the Township, about 38 kilometres, or 10%, are paved.

Recent discussions between the Health Centre and the Township, largely focused around the 1998 ice storm, resulted in a realization that the two organizations have areas of shared interest and responsibility that could benefit by their combined effort. It was out of this recognition that the decision was made to work together, with the community, to identify a vision for a healthier north Lanark County. This image will be used by the two organizations to set their owns plans and priorities with the confidence that it is supported not only by the community but by their partner organization.

The area has a number of assets that the two organizations can use to advantage. How to benefit from these assets in building a healthier community is one of the questions residents will be asked in upcoming public meetings to be held throughout the Township. They will also be asked what kind of community they would like to see evolve in this area of Lanark County into the year 2000 and beyond. The process of getting there will emphasize ownership by the community both in identifying assets, challenges and needs as well as in defining what needs to be done, by whom and when.

For more information please, contact:

The Township of Lanark Highlands: 259-2398

The North Lanark County Community Health Centre: 259-2182

Membership Outreach
It involves us all

by Nigel Brereton, Vice Chair and Chair of Membership Committee

Several initiatives were held last winter to encourage non-members working in planning departments to join the Institute, and encourage Provisional Members to submit their validation of experience forms.

In October, a lunch-time event at Ottawa City Hall was attended by 18 members of the City planning department. We talked about the OPPI and the routes to membership. We are pleased to have had moral support of 6 staff of the Department who are Members.

In November, Provisional members who had either never submitted a validation of experience form or who had not submitted one for over twelve months were invited to an event at the El Meson Restaurant in Vanier. Unfortunately, most of our Provisional members fall into these categories—at the time, 62 out of 106. Twenty Provisional members attended.

Some of the situations encountered are members not working in planning, finding that OPPI membership is not particularly relevant to their work, and not knowing an OPPI Member who can review and validate their experience.

It is in this last situation that Members can assist - if they know a Provisional member they can ask if they need someone to review their experience. Alternatively, they can contact me and I can provide a list of Provisional members who do not have a sponsor.

In December, the District sponsored another lunchtime event, this time at the Ottawa-Carleton District School Board. Ten members of the planning offices of the local school boards attended.

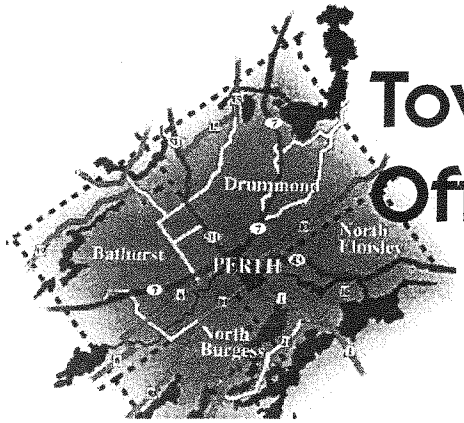
While I would like to be able to end this article on an upbeat note, regrettably, several months after these events, we have yet to see major results - either in terms of applications for Provisional membership or in the submission of validation of experience forms. I do not think this signals the end of outreach and certainly it was better to have held these events than not. What it suggests is that outreach needs to be everyone's responsibility. It can most easily be dealt with in one-to-one situations in informal ways. This is what I invite all members of the District to take to heart.

If anyone reading this article has any suggestions on outreach, I would be pleased to hear from them.. I have copies of kits provided both by OPPI and CIP which deal not just with the membership process, but with all aspects of the profession, and would be pleased to make these available. I can be reached at (613) 560-6058, ext. 1233.

Emanations from the Chair

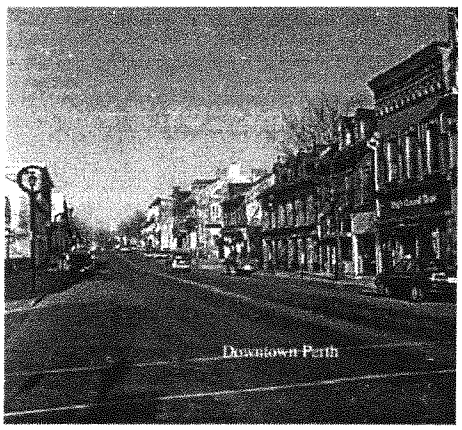
by Dennis Jacobs

Summer is upon us and the patios are beckoning ... so mark June 30th on your calendar to come down to the Earl of Sussex Pub to share some conversation with your colleagues. Just a few things to run past you in this edition. First is a new initiative, OPPI Council is looking into group liability insurance—maybe you noticed the article in the last Journal. This has many ramifications for members, and your feedback is important to assist Council in assessing the value of this potential member service. To be cost-effective, the insurance may need to be mandatory which would have a direct impact on your annual dues. For those fortunate enough to have your fees paid by your employer, I'd be very interested in their response—particularly those in the public sector. With the continued downloading especially in the area of environmental assessment, the potential for lawsuits is rising but is an insurance program the best way to go. What are your thoughts on the issue? On another topic closer to home, after four years as your District representative on Council, I will be stepping down (but not out as I am putting my name forward for President Elect of the Institute) to let someone else have an opportunity. For me, it has been very rewarding and brought me back into contact with colleagues I haven't seen in many years along with a lot of new friends. My term will be up this fall and I am looking for volunteers to take on this exciting challenge ... yes, it is exciting as well as rewarding, as you begin to appreciate the value of the Institute and the challenges that we face in the future as professional planners. Anyone who is interested, or has a name to suggest, should contact me for further information. That's all for now and thanks for listening.



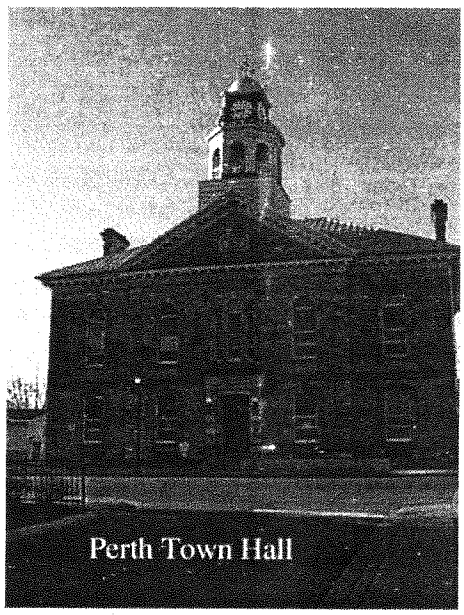
Town of Perth Official Plan Review

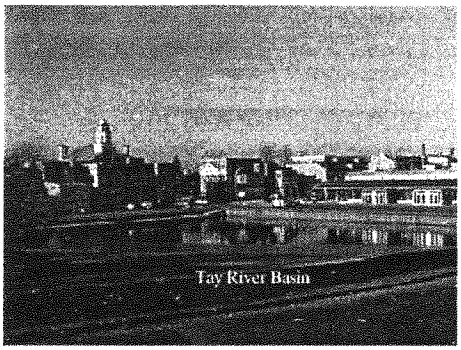
The Town of Perth, Lanark County, is located approximately 80 kilometres west of Ottawa along Provincial Highway #7. It has a population of just over 6,000 people. This 'Small Town' community also functions as a regional center with a catchment population of approximately 40,000 people. The importance of heritage conservation is reflected in its many sandstone buildings, some of which are designated under the Ontario Heritage Act. The presence of the Tay River, which is also being considered for an official heritage designation, also provides a valuable recreational resource to the community and visitors alike. Direct access to Highway #7 and the St. Lawrence and Hudson Railway as well as the planned implementation of leading edge telecommunications technology make Perth an ideal community in which to live and to locate a business. The Town has also become renowned as a popular tourist and retirement destination.


Downtown Perth

The Town of Perth has always exhibited a strong commitment to municipal planning. The Town's present official plan was approved in 1973 and has served the community quite well over the years. Since its adoption, the plan has been amended a total of 24 times, including a consolidation which occurred in 1982. In addition, the municipality was involved with a number of recent Ontario Municipal Board Hearings regarding commercial expansions along the Highway #7 corridor. These occurrences strongly suggested that there was a definite need to review the community's official plan policies.

A review and update of the Town of Perth's existing official plan is well underway. In the spring of 1998, Tunnock Consulting Limited (TCL) was selected as the consulting firm to assist the Town in a review of its official plan. This firm also led the community through its first ever strategic planning exercise in 1995. The team expertise brought together by TCL was considered by Council to be ideally suited for the task, given Perth's diverse and unique character. The end goal was to produce an official plan document that was flexible and, among other matters, that would: help to address competing interests between the highway and downtown commercial nodes; better define what heritage means to the community; and, promote economic development.


Perth Town Hall


Tay River Basin

Town Council has indicated from the onset that public participation and input into this community planning process was essential in order to realize a quality and effective planning policy document. The process began with a simple two question survey included in the Perth Courier (a local newspaper), which solicited views from the community on what they presently liked about the community and how they wished to see the community grow and develop. A public workshop was held a few months later requesting input from the community in the areas of economic growth and development, heritage and tourism, and local neighbourhood planning. Focus group sessions were held with key business people in

continued on the next page

Town of Perth Official Plan Review

(continued from previous page)

the community to determine their concerns and aspirations. Surveys were distributed to obtain insight on business-related needs of the community.

An extensive community profile was completed based on the public input as well as on the extensive background information already available through past studies completed on behalf of the Town. Key demographic information as well as population projections also formed key components of this background document. The purpose of this document was to identify key trends and gaps for developing specific policies for the new official plan.

A public open house and meeting was held in March 1999 to present the first draft of the Town's new plan. These public forums were extremely well attended with just under 100 participants. Verbal presentations as well as written submissions from the public and through the Ministry of Municipal Affairs and Housing's "One Window Approach" indicated that additional work was required on the draft document. The more notable revisions would help to address concerns expressed by the public over future development along Wilson Street a collector roadway which links the highway to the downtown (i.e., residential vs. commercial uses). The Ministry also indicated that additional detail was required under the plan's Natural Features section. Overall, the draft plan was quite well received.

The Town's consultant worked with the municipal planner and the members of the Local Planning Advisory and Site Plan Control Committee to refined the draft plan before it was presented at a public meeting expected in May 1999. It is anticipated that the revised draft will be adopted by Town Council in June or July before it is referred to the Ministry of Municipal Affairs and Housing for final approval.

New Members: OPPI (Eastern Ontario District)

FULL MEMBERS

Carol Christensen	Regional Municipality of Ottawa-Carleton
Steven Jew	City of Kingston

PROVISIONAL MEMBERS

Ken Foulds	City Of Kanata
Rod Price	City of Nepean

PEOPLE AND PLACES

Andrew Hope is leaving Ottawa-Carleton to take up a new position beginning June 28, 1999, as Manager, Current Planning,Regional Municipality of Halton, Ontario. Andrew sends a message that he will miss all his planning clients and friends in the Ottawa-Carleton area, and wishes them good health and prosperity in the future. Best wishes to you in your new position, Andrew, and thanks for your work in the Eastern District over a number of years!

Upcoming Events
Important Dates

Eastern District Events:

Annual Summer Social on Wednesday, June 30, 1999 at the Earl of Sussex Pub, 431 Sussex Drive, Ottawa, 5:30 p.m. onward. Cash Bar.

Urban Forum Series:

Coming soon!! The 1999/2000 Urban Forum Lecture Series will feature the following tentative themes (dates to be determined):

An Artistic Perspective of the City
Planning for Multicultural Cities
Housing Needs and Trends
Cool Green Stuff

Have a great summer!!

Trends in Retail: The Future Is On Sale Now

Highlights of the March 1999 Urban Forum Lecture *by Allison Christie*

The last Urban Forum lecture of the 1998-99 season, "Trends in Retail: the future is on sale now," was held in March, 1999. Hermann Kircher, the president of Kircher Research Associates, presented some of his thoughts on the future of retail in Ottawa-Carleton and beyond. Having been involved to some degree in every shopping centre in the Ottawa region, Mr. Kircher provoked an interesting discussion by outlining some trends and statistics of retail in Canada and the US. Mr. Kircher was joined by members of the local community, including: Barry Nabatian, president of Market Research in Ottawa; Christine Leadman, the executive director of the Westboro BIA; and John Blatherwick, a community activist and graduate student at Carleton University. Regional Councillor Alex Munter moderated the evening's discussion, which was sponsored by the Viking Rideau Corporation. This article highlights some of the interesting trends that were discussed.

The impact of new retail development on our landscape, our economy and our spending habits - has been significant. There hasn't been a new shopping centre built since 1990, while 12 million square feet of big box retail were built in Canada between 1990 and 1998. Traditional shopping centres are being forced to become more competitive, by increasing cinemas to sixteen screens, adding large bookstores, music stores, and themed restaurants. Creating revamped "shoppertainment" complexes, as well as the construction of new free standing centres, such as the new "Metropolis" across from Toronto's Eaton Centre, appear to be one of the latest attempts to compete for our disposable income.

Big box retailers and their US-based parent companies have been tremendously influential in Canada, for both better and worse. Mr. Kircher noted that "Wal-Mart is a phenomenon that can't be overstated in terms of its significance on the face of modern retail," having increased the performance of the existing Woolco stores 3-4 times. Wal-Mart's entry forced retailers to become better - Canadian Tire is an example of a retailer that successfully pulled up its socks due to the threats of competition. The cycle of power centres is slowing down, however, as those retailers who want to be in Canada, are now here.

Canadian shoppers will soon be able to experience the new Mills-format centre, with the first coming to Vaughan, Ontario. There are a number of different components to a Mills-format centre that differ from the traditional regional shopping centre: there no department stores or supermarkets by by-law, and the components include off-price retailers, manufacturer and catalog factory outlets, category-dominant stores, and entertainment retailers. Figures from the US state that 50% of sales in a Mills mall come from beyond 20 miles away. Shoppers only visit 2-3 times per year, they stay the day, and they spend a lot. Cambridge, who has paired up with the Mills Corporation to bring us the Vaughan megamall, has publicly stated that they expect 35% of the tenants in the Vaughan mall to be US retailers who do not currently have stores in Canada.

Non-store retailing options are also expanding, including home shopping, mail order and internet shopping (3.3% of people now buy on-line, and the average expenditure is $387). The growth in internet shopping has implications for real-estate based retailing. Nobody knows how big internet shopping will be two years down the road. Last year internet shopping had $700 million in sales. Estimates for 2000 vary anywhere from $6 to 7.3 billion. Internet sales have expanded the markets of sectors other than typical department-store merchandise, and include items such as airline tickets, vacations, and magazine subscriptions.

Implications for our communities are being felt in different ways. When asked where main street retail has gone, Mr. Kircher's response was that people vote with their feet, and their spending dollars. New retail formats are successful because so many people love to shop that way. Consumers are demanding cheaper and cheaper goods, and US retailers are the ones that are able to deliver them to us.

The Urban Forum steering committee is planning another exciting program of lectures for the 1999-2000 season. Feel free to pass along your ideas and comments to Allison Christie, the OPPI Eastern District Representative on the committee at 836-2300.

Leeds and Grenville County Official Plan Update

by Sandy Hay, County Planner, United Counties of Leeds & Grenville

The United Counties of Leeds and Grenville initiated a county planning program in January 1998 in response to the Minister of Municipal Affairs and Housing's Delegation/Exemption Strategy for Ontario. An essential pre-condition to the strategy as it applies to Leeds and Grenville is for the United Counties to have an approved Official Plan in place. In order to introduce the concept of an Official Plan a short Discussion Paper describing some of the characteristics of country planning with a general procedure, time and cost outline was circulated to the local municipalities and some eighty interested agencies and groups in March 1999.

The response to the County Plan Discussion Paper can be categorized into three basic sentiments. The overwhelming response was positive and progressive which has encouraged Council to proceed with the planning process. Another set of responses was more technical in nature with many useful suggestions for making the substance and process more meaningful. The third and smaller category did not support the preparation of a county-wide Official Plan. The relative weight that Council assigns to the responses will be evident by the level of funding allocated to the process in the 1999 budget. Although no plan is not an option, the level of resourcing allocated to the plan will determine the rate at which the plan proceeds.

In most instances the response from the general public, interest groups, government and non-government agencies was positive and encouraging. The response from the local municipalities was of special interest. Support for technical studies that would yield value-added GIS products and services that could be shared by local municipal staff was very strong. Provincial ministries such as OMAFRA and MNR, and the Conservation Authorities have been especially helpful and support partners in the planning process.

The more pragmatic responses, largely from planners and other professionals, stressed the need for more public involvement and comprehensive land use analysis. Greater emphasis on technical background papers was repeated consistently. To seek a beve the Villages and Townships unable to defend their own well thought out By-laws." Notwithstanding that the United Counties has no debt, the resolution went to suggest that funding for preparation of the Official Plan be used to "...pay down the debts incurred in running the County....".

Staff have been instructed to revisit the process, time, and cost elements of the procedure to incorporate the various recommendations and to develop ways and means intended to satisfy the underlying concerns expressed by those not fully in support of the Plan. A GIS workshop will be organized for the local municipalities in the United Counties and a technical steering committee for the fall quarter.

The purpose of the Discussion Paper was not only to roll out a new program but to encourage genuine debate and discussion about the collective future of the communities that make up the United Counties. Greater public involvement, stronger technical studies, and accelerated GIS services will only serve to strengthen the planning process in Leeds and Grenville.

How Ethical is your Practice?

by Leeann McGovern, Program Co-ordinator

Sue Hendler of Queen's University led an interactive workshop on "Planning Ethics" on May 6, 1999. Following a superb whirlwind introduction to the topic, planners broke into groups to consider various ethical scenarios, drawing on the philosophies of Jeremy Bentham and Emmanuel Kant, as well as the CIP and OPPI Codes of Professional Conduct. Participants then regrouped for a lively debate of the scenarios. The morning session was very well received by participants. Comments indicated that a full day session on the topic would be useful, and suggested that a workshop on ethics be offered annually by the District.

Many thanks to Sue for her energy and involvement.

A Planning Student Scholarship Fund for the EOD

by Don Maciver

The cost of undergraduate and graduate level university education is climbing steadily. This makes the availability of grants, scholarships and bursaries even more important in attracting young talent into the profession. For Ontario planning students, there are four scholarships currently available (see below and next page).

Some years ago monies were set aside in the Eastern Ontario District to be used in support of a scholarship fund. The District Executive is currently examining the steps required to establish such a fund targeted at Eastern Ontario students. Prior to offering the scholarship a number of tasks must be undertaken including:

- establishing eligibility criteria so that awards are made in an equitable and accountable manner
- deciding if awards would be granted to graduate or undergraduate students or both
- consideration for whether funding is for planning students only or also for planners applying skills elsewhere
- geographic focus, if any (Eastern Ontario schools, province wide or national / international)
- estimate associated start-up and annual maintenance costs and sources of funding
- establish a mechanism to replenish the coffers.

With respect to the last point it has been suggested that "charitable" status should ideally be obtained for the fund. This would provide an incentive (ie. a tax deduction) for donors to pledge money toward planning education and fund growth for future years. Just as importantly tax would not be paid on any income. Charitable status is granted by Revenue Canada. An opinion must be obtained on the likelihood of approval.

Prior to granting such charitable status it is necessary that governing documents under which the "group" or "association" has been established be produced.

As it appears that other similar funds (ie. CIP Educational Fund) are considered charitable it would seem likely that the EOD would probably also be eligible. Nevertheless, legal advice will have to be obtained on how to go about establishing a fund, deciding on a name and drafting acceptable governing documents. Funds may only be paid out in accordance with Revenue Canada's regulations and the Income Tax Act.

The purpose of this article is to inform the membership that this program is being investigated. It should be acknowledged that the work of others who have worked on this project in the past has been incorporated into our current position. It is the intent to establish a working committee in late summer to push ahead with establishing the scholarship as soon as possible. The thinking at this time is that the committee could consist of two members of the Executive and two volunteers

Gerald Carrothers Graduate Scholarship

Typically $1000.00

To assist in the furtherance of planning education, recognize student members who are making a contribution to the "community", and provide financial assistance. Applies to Queen's, Guelph, U. of T., Waterloo or York.

OPPI Undergraduate Scholarship

Typically $1000.00

To assist in the furtherance of planning education, recognize student members who are making a contribution to the "community", and provide financial assistance. Ryerson, Waterloo or Windsor.

A Planning Student Scholarship Fund for the EOD

continued from the previous page

from the District. At this time the Executive is interested in your ideas on this important initiative. Any input or suggestions would be greatly appreciated. In addition if anyone has been involved in similar undertakings your wisdom would be of great value. Input from our student members would also be desirable. Finally we are also looking for a member(s) of the local legal community who might be willing to donate time to such a worthy cause.

If you have input we would like to hear from you by early September. You may forward written comments to the EOD at P.O. Box 23004, 2121 Carling Ave. Ottawa, Ontario K2A 4E2 or by e-mail to dmacplan@rideauvalley.on.ca Questions may be directed to Don Maciver at (613) 692-3571 (ext. 105) or to Dennis Jacobs at (613) 727-6200 (ext. 329). We look forward to hearing from you.

CIP Student Scholarship Fund

3 x $1,000.00

To undergraduate students to defray the costs incurred in the research, preparation and production of a thesis, practicum or research paper.

OPPI Southwest District Educational Trust Foundation

1 x $750.00 to $1000.00

To a third, fourth or graduate level planning student based on academic performance, workplace progress and community contributions. Applies to Guelph, Waterloo and Windsor universities.

YOUR HELP IS NEEDED.....

With the departure of Andrew Hope, a vacancy exists on the Eastern District Membership Committee. If you are interested in participating in the work of the Committee and are a Full Member, please contact Nigel Brereton at 560-6058, ext. 1233.

and a Special Thanks to Don Maciver

for his assistance in coordinating contributions to the Summer issue of Vibrations.